

Quarter of Section 22
the University Lands

Called 1.03 Acres
Edward C. Landers and wife
Deborah Jean Landers
MCC #2011021114

LINE	BEARING	DISTANCE
L1	N 32°45'47" W	19.98'

Called 1.03 Acres
Edward C. Landers and wife
Deborah Jean Landers
MCC #2011021114

Point of
Beginning
3/8" Steel Rod Found

0.014 ACRES

N 64°20'34" E 122.93'
S 59°41'26" W 122.09'

1/2" Steel Rod Set

Called 0.
Danny E. Bro
Cecilia
MCC #20

Northwest Quarter of Section 22
of the University Lands

Crawshaw Lane

Point of Beginning
1/2" Steel Rod Found
S 24°50'02" E
10.03'

0.014 ACRES

Called 0.935 Acres
Danny E. Brodbeck and wife
Cecilia Brodbeck
MCC #2001023946

Called 0.935 Acres
Danny E. Brodbeck and wife
Cecilia Brodbeck
MCC #2001023946

N 59°41'18" E 123.53'
S 64°20'34" W 122.98'

Steel Rod Set

es
nd wife
14

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

LANDERS

Boundary Line Agreement and Special Warranty Deed

Date: February 20, 2014

Owner: Edward C. Landers and wife, Deborah Jean Landers

Owner's Address: 200 Walnut Hill Avenue #29, Hillsboro, Hill County, Texas 76645-9522

Owner's Property: BEING all that tract of land in McLennan County, Texas, out of the Northwest Quarter of Section 22 of the University Lands, and being that called 1.03 acres of land described in a deed to Edward C. Landers and wife, Deborah Jean Landers, recorded under County Clerk's File Number 2011021114 of the Official Public Records of McLennan County, Texas.

Adjoining Owner: Danny E. Brodbeck and wife, Cecilia Brodbeck

Adjoining Owner's Address: 209 Crawshaw Lane, West, McLennan County, Texas 76691-2503

Adjoining Owner's Property: BEING all that tract of land in McLennan County, Texas, out of the Northwest Quarter of Section 22 of the University Lands, and being that called 0.935 acres of land described in a deed to Danny E. Brodbeck and wife, Cecilia Brodbeck, recorded under County Clerk's File Number 2001023946 of the Official Public Records of McLennan County, Texas.

Based on surveys of Owner's Property and Adjoining Owner's Property, there appears to be a question as to the location of the common boundary line between Owner's Property and Adjoining Owner's Property. Owner and Adjoining Owner desire to settle the question by executing this agreement and special warranty deed.

In consideration of settling the existing boundary line dispute and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Adjoining Owner hereby agree that the common boundary line between Owner's Property and Adjoining Owner's Property is the common boundary line established by the following conveyances:

Owner hereby grants, sells and conveys to Adjoining Owner the following described real property and hereby agrees to warrant and forever defend the title to the property to Adjoining Owner and Adjoining Owner's heirs, successors, and assigns against all claims arising by, through, or under Owner but not otherwise:

BEING all that tract of land in McLennan County, Texas, out of the Northwest Quarter of Section 22 of the University Lands, and being part of that called 1.03 acres of land described in a deed to Edward C. Landers and wife, Deborah Jean Landers, recorded under County Clerk's

File Number 2011021114 of the Official Public Records of McLennan County, Texas, and being further described as follows:

Beginning at a 1/2 inch steel rod found at the South corner of said 1.03 acres and the West corner of that called 0.935 acres of land described in a deed to Danny E. Brodbeck and wife, Cecilia Brodbeck, recorded under County Clerk's File Number 2001023946 of the Official Public Records of McLennan County, Texas;

THENCE North 32 degrees 45 minutes 47 seconds West, 9.98 feet to a 1/2 inch steel rod set in the Southwest line of said 1.03 acres;

THENCE North 64 degrees 20 minutes 34 seconds East, 122.93 feet to a 1/2 inch steel rod set in the Southeast line of said 1.03 acres and the Northwest line of said 0.935 acres;

THENCE South 59 degrees 41 minutes 26 seconds West, 122.09 feet to the point of beginning, containing 0.014 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

Adjoining Owner hereby grants, sells and conveys to Owner the following described real property and hereby agrees to warrant and forever defend the title to the property to Owner and Owner's heirs, successors, and assigns against all claims arising by, through, or under the Adjoining Owner but not otherwise:

BEING all that tract of land in McLennan County, Texas, out of the Northwest Quarter of Section 22 of the University Lands, and being part of that called 0.935 acres of land described in a deed to Danny E. Brodbeck and wife, Cecilia Brodbeck, recorded under County Clerk's File Number 2001023946 of the Official Public Records of McLennan County, Texas, and being further described as follows:

Beginning at a 1/2 inch steel rod found at the North corner of said 0.935 acres, the East corner of that called 1.03 acres of land described in a deed to Edward C. Landers and wife, Deborah Jean Landers, recorded under County Clerk's File Number 2011021114 of the Official Public Records of McLennan County, Texas, and the Southwest line of Crawshaw Lane;

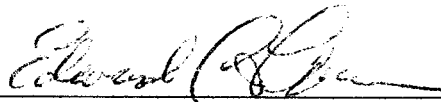
THENCE South 24 degrees 50 minutes 02 seconds East, 10.03 feet to a 1/2 inch steel rod set in the Northeast line of said 0.935 acres and the Southwest line of Crawshaw Lane;

THENCE South 64 degrees 20 minutes 34 seconds West, 122.98 feet to a 1/2 inch steel rod set in the Northwest line of said 0.935 acres and the Southeast line of said 1.03 acres;

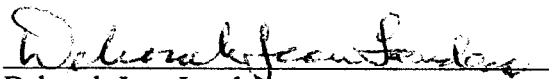
THENCE North 59 degrees 41 minutes 18 seconds East, 123.53 feet to the point of beginning, 0.014 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

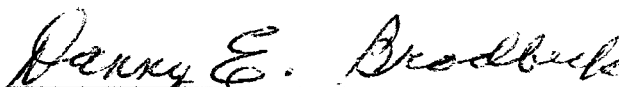
This agreement binds and inures to the benefit of Owner and Adjoining Owner and their respective heirs, personal representatives, successors, and assigns.



Edward C. Landers



Deborah Jean Landers



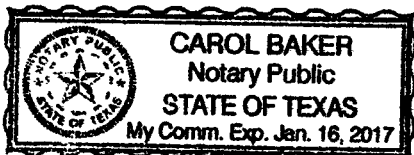
Danny E. Brodbeck



Cecilia Brodbeck

THE STATE OF TEXAS
COUNTY OF McLENNAN

This instrument was acknowledged before me on February 28, 2014, by Edward C. Landers and Deborah Jean Landers, husband and wife.

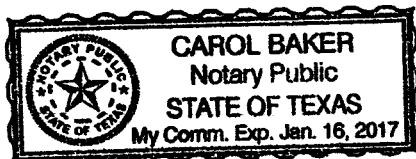




NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF McLENNAN

This instrument was acknowledged before me on February 28, 2014, by Danny E. Brodbeck and Cecilia Brodbeck, husband and wife.





NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
Mr. Ed Landers
200 Walnut Hill Avenue #29
Hillsboro, Texas 76645-9522